



**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

December 8, 2009

Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Commissioners:

**PUBLIC HEARING TO APPROVE ADOPTION OF FIVE-YEAR IMPLEMENTATION
PLANS FOR THE WILLOWBROOK, WEST ALTADENA, EAST RANCHO
DOMINGUEZ, AND MARAVILLA REDEVELOPMENT PROJECT AREAS
(DISTRICTS 1, 2, 5) (3 VOTE)**

SUBJECT

This letter recommends approval, after a public hearing, of Five-Year Implementation Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas. These Implementation Plans have been prepared to comply with Section 33490 of California Community Redevelopment Law which requires that California Redevelopment Agencies adopt Five-Year Implementation Plans.

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Find that the approval of Five-Year Implementation Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Adopt Five-Year Implementation Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas, to satisfy California Community

Redevelopment Law Section 33490, which requires the adoption of implementation plans every five years.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Community Development Commission, acting as the County's redevelopment agency, administers the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Redevelopment Project Areas to promote economic well-being, eliminate blight, and provide affordable housing within these communities. As a redevelopment agency, the Commission is required to comply with Section 33490 of California Redevelopment Law, which requires that all redevelopment agencies adopt a Five-Year Implementation Plan for each Redevelopment Project Area.

FISCAL IMPACT/FINANCING

There is no fiscal impact associated with this action.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

In accordance with California Redevelopment Law, the Commission has prepared Five-Year Implementation Plans for four of the County's Redevelopment Project Areas. These plans include a review of the following activities for each Project Area: accomplishments; goals and objectives; proposed projects and expenditures; strategies to eliminate blight; and plans to increase, improve, and preserve low- and moderate-income housing.

Adoption of the Five-Year Implementation Plans will not constitute approval for any specific program, project, or expenditure, and will not change the need to obtain any required approval of a specific program, project, or expenditure from your Board.

Redevelopment agencies are required to conduct an additional public hearing at least once within the term of the Five-Year Implementation Plan, in order to hear testimony and to evaluate the progress of redevelopment activities. The Commission will return to your Board in 2012 to review the Five-Year Implementation Plans and corresponding Redevelopment Plans for these four Redevelopment Project Areas. However, the Five-Year Implementation Plans can be amended by your Board at any time following a public hearing.

Pursuant to Section 33490(d) of California Redevelopment Law, notice of the public hearing was posted in four different locations within each Project Area for a period of three weeks, and published once a week for three successive weeks in a newspaper serving the Project Area. Publication and posting is to be completed 10 days prior to the date set for the hearing.

ENVIRONMENTAL DOCUMENTATION

Adoption of Five-Year Implementation Plans for the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Redevelopment Project Areas is exempt from the provisions of the National Environmental Policy Act pursuant to 24 Code of Federal Regulations Part 58, Section 58.34(a)(1) because it involves planning activities that will not alter existing environmental conditions. Such adoption is not subject to the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15360(c)(3), 15378, and California Community Redevelopment Law Section 33490(a)(1)(B) because the activity is not a project under CEQA.

Each project within the Redevelopment Project Areas will receive environmental review and clearance on a project-by-project basis.

IMPACT ON CURRENT PROGRAM

Adoption of the Five-Year Implementation Plans will comply with Section 33490 of California Redevelopment Law and provide for the planning of redevelopment activities in the Willowbrook, West Altadena, East Rancho Dominguez, and Maravilla Community Redevelopment Project Areas.

Respectfully submitted,


SEAN ROGAN
Executive Director

Attachments: 4



**FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2009-2014**

**FOR THE WILLOWBROOK COMMUNITY
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE-YEAR IMPLEMENTATION PLAN
FOR THE
WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT
2009-2014**

Table of Contents

- I. INTRODUCTION**
- II. INFORMATION ABOUT THE WILLOWBROOK COMMUNITY REDEVELOPMENT PROJECT**
- III. GOALS AND OBJECTIVES**
- IV. ACCOMPLISHMENTS IN THE PROJECT AREA**
- V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS**
- VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ALLEVIATE BLIGHTING CONDITIONS**
- VII. THE COMMISSION'S LOW- AND MODERATE- INCOME HOUSING PLAN**

WILLOWBROOK FIVE YEAR IMPLEMENTATION PLAN 2009 – 2014

I. INTRODUCTION

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs, and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing and will be updated in two and a half years.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Willowbrook Community Redevelopment Plan (Redevelopment Plan) for the Willowbrook Community Redevelopment Project Area (Project Area) on October 16, 1977. The Commission is the governmental entity responsible for carrying out redevelopment activities in the Project Area until it expires September 15, 2012.

Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the project areas for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within a project area increase due to improvements in the project area. In recent years, the State of California has repeatedly required Education Revenue Augmentation Fund (ERAF) payments to pay for State obligations. The magnitude of ERAF payments varies from year to year, leading to unpredictable availability of resources for development projects in project areas. Although the Commission's ability to receive tax increment

revenues is vital to carrying out projects and programs, the limited amount of tax increment generated within project areas requires the Commission to rely on other sources of revenue to fund activities in the project areas.

The other major power of redevelopment is the acquisition of property by eminent domain as a last resort for redevelopment. The power of eminent domain has not been used within the Project Area since the 1980's, and the ability to acquire property through eminent domain expired in 1996.

This Implementation Plan will help guide redevelopment activities during the remaining years of the Redevelopment Plan. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, design guidelines and standards, and land use planning.

II. INFORMATION ABOUT THE WILLOWBROOK PROJECT AREA

The 365-acre Project Area is generally bounded on the north by Imperial Highway, on the south by El Segundo Boulevard, on the west by Compton Avenue, and on the east by Willowbrook Avenue (Please see the Project Area map on Page 5).

The Project Area is centrally located within the Willowbrook community and is characterized by a wide range of uses. Residential areas are predominantly single-family. Local-serving commercial development is focused along portions of the major thoroughfares and includes the Kenneth Hahn Plaza Shopping Center completed with assistance by the Commission. The 105 Freeway and the Green Line Light Rail traverse the north edge of this area with a Station at Wilmington Ave. The Blue Line Light Rail runs along Willowbrook Avenue with a station at Imperial Highway immediately adjacent to the Green Line station.

Martin Luther King, Jr. Multi-service Ambulatory Care Center (Martin Luther King Hospital), Charles Drew University of Medicine and Science (Drew University), and the King/Drew Magnet High School of Medicine and Science (King/Drew Medical Magnet High School) create what can be considered a "Health Community" and serve as a stimulus for economic development since they collectively employ several thousand people. The Commission's goals, projects, and expenditures are targeted to strengthen this Health Community by using Commission-owned vacant lots and financial resources to assist in new development that furthers employment opportunities and community health services.

Under California Community Redevelopment law, the Project Area is subject to certain time limits. These limits are subject to change by amendment of the Redevelopment Plan. The Commission is currently in the process of requesting an extension of these deadlines. This extension is allowed as a result of the ERAF payments mentioned above and will change the existing expiration dates as shown in the table below.

WILLOWBROOK PROJECT AREA:	CURRENT EXPIRATION	AMENDED EXPIRATION
-Eminent Domain Authority	Expired	Expired
-Redevelopment Activities	9/15/2012	9/15/2015
-Debt Incurrence	9/15/2012	9/15/2015
-Receipt of Tax Increment (Repayment of Debt)	9/15/2022	9/15/2025

III. GOALS AND OBJECTIVES

The following goals and objectives are based on those contained in the original Redevelopment Plan.

- A. Improve the range and quality of housing in the Project Area through a combination of rehabilitation, move-on housing, and new construction, with specific emphasis on conserving or preserving residential uses in the Project Area.
- B. Eliminate economic and environmental deficiencies caused by extremely deep single lots, and create reasonably sized and shaped parcels through a re-designed street system.
- C. Provide land for recreational, community, educational and commercial facilities and services to meet the needs of the Willowbrook Community.
- D. Accommodate the I-105 Freeway and the satisfactory resolution of such problems as traffic flow, noise, and visual and physical barriers.
- E. Return of a large part of the under-developed and vacant Project Area land to greater residential use.
- F. Employ local residents in the construction and operation of various developments and other Redevelopment Plan implementing activity.
- G. Encourage and stimulate investment for businesses within the Project Area.

IV. ACCOMPLISHMENTS IN THE PROJECT AREA

In 1983, the Commission initiated major land acquisition projects for several developments including the Kenneth Hahn Plaza Shopping Center and the campus expansion for Drew University. In addition, substantial rehabilitation activities have occurred within the Project Area through loans and grants provided by the Commission to property owners.

ECONOMIC DEVELOPMENT AND PUBLIC PROJECTS

King/Drew Medical Magnet High School

The Commission conveyed a 2.4-acre vacant site to the Los Angeles Unified School District to develop the King/Drew Medical Magnet High School. The Commission also served in an advisory capacity during construction of the high school until its completion.

Property acquisition for the future campus expansion of Drew University

The Commission conveyed two vacant sites, a total of 2.7 acres, to Drew University for its future campus expansion. Subsequently, in April 2008 Drew University began construction of a two-story 63,000-square foot Life Sciences Research and Nursing Education Building and parking structure which included both sites and Drew University property. The Research facility will encompass state-of-the-art space for laboratory, clinical research and support functions while the School of Nursing will represent the first comprehensive nursing school to help address the shortage of nurses in California.

Wilmington Avenue Streetscape Project

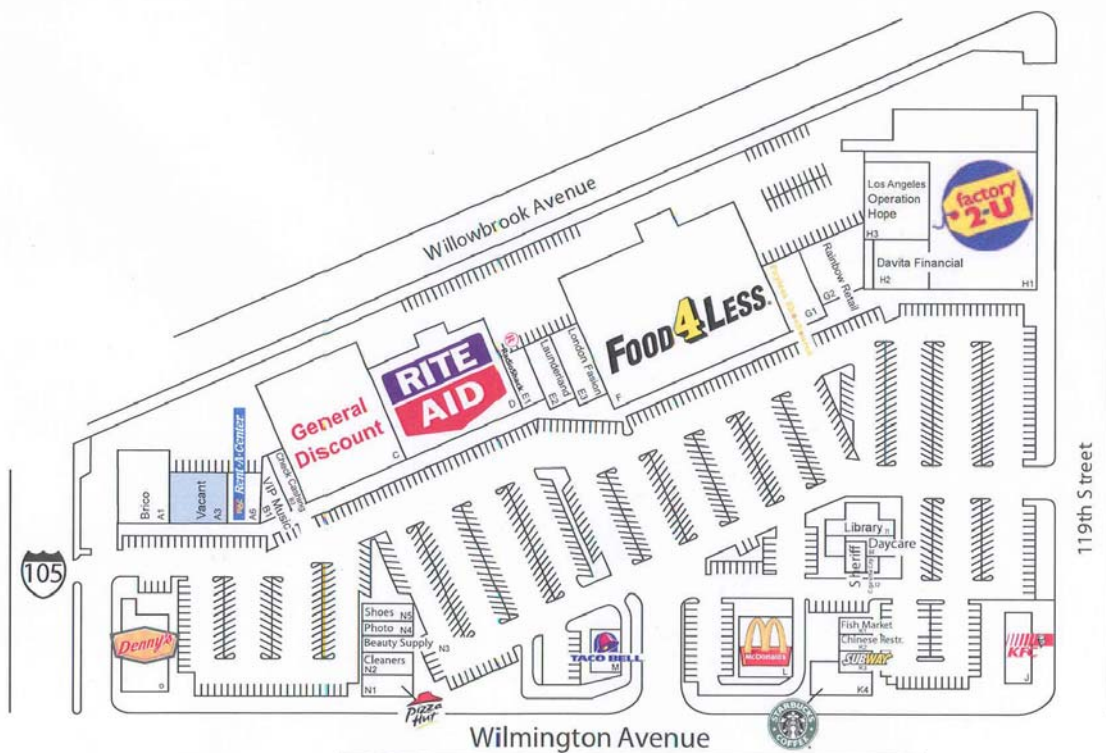
The Commission funded design and construction of a mile-long streetscape project along Wilmington Avenue between Imperial Highway and El Segundo Boulevard. The project includes installation of new landscaping, trash receptacles, crosswalks, lighting, and bus shelters.

Zoning Consistency Plan

The Commission, with the Los Angeles County Department of Regional Planning (DRP), established the Willowbrook Zoning Consistency Plan for the Project Area. The Commission also assisted DRP to establish a Transit Oriented District adjacent to the Imperial Blue Line station known as the "Imperial/Wilmington/Rosa Parks Blue Line Station" (Rosa Parks Transit Station).

Kenneth Hahn Plaza Shopping Center

The Kenneth Hahn Plaza Shopping Center is a 165,195 square foot community shopping center owned by Kimco Realty Corporation on 14 acres ground leased from the Commission through February 28, 2051. The Commission monitors the performance of the shopping center to ensure it meets the community's needs. Anchor tenants include Food 4 Less, Rite Aid, Factory 2 U and General Discount. Other national and regional retailers at the property include Radio Shack, Subway, Pizza Hut, Denny's, McDonald's, KFC and Taco Bell.



Martin Luther King Jr. /Charles Drew Medical Center Oasis Clinic



The Commission conveyed four vacant lots to the County of Los Angeles for the relocation and expansion of the Martin Luther King Jr./Charles Drew Medical Center Oasis Clinic, the primary provider of HIV/AIDS care in South Los Angeles County.

HOUSING PROJECTS

Willow Springs Homeownership Development

The Commission provided assistance with the development of 10 single-family affordable condominium units by acquiring property, providing secondary financing to low- and moderate-income homebuyers, constructing off-site improvements, and completing a land-write down to the developer.

Century Park Townhomes

The Commission provided assistance with the development of 11 single-family affordable townhomes by providing secondary financing to low- and moderate-income homebuyers.

El Segundo Multi- Family Rental Housing Development

The Commission assisted with the construction of 25 units of multi-family rental housing for low-income families.

Rosewillow Townhomes

The Commission provided assistance with the development of 8 single-family affordable condominium units including predevelopment and construction financing, and secondary financing to eight low- and moderate-income homebuyers.

The Village at Willowbrook



The Commission assisted with the development of 34 single-family homes; 19 available to low- and moderate- income families and 15 at market rate. The Commission assembled the site and reduced the land sale price to the developer in exchange for creating affordable homes. The Commission also provided secondary financing to the homebuyers purchasing the price-restricted homes.

RESIDENTIAL REHABILITATION PROGRAM

The Commission has expended over \$1.25 million of low- and moderate-income housing funds over the last five years to rehabilitate homes of low- and moderate-income persons in the Willowbrook community. Sixty-six households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

HOUSING REHABILITATION WILLOWBROOK June 30, 2004 through June 30, 2009

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2004	2	\$ 40,000	2	1	1	0
2005	25	\$484,389	10	3	7	5
2006	8	\$165,700	3	0	6	2
2007	14	\$210,829	3	1	4	9
2008	8	\$168,837	4	2	5	1
2009	9	\$189,639	4	1	6	2



BEFORE



AFTER

V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The proposed projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission and community may seek to finance or carry out during the term of the Redevelopment Plan.

As stated earlier, the Martin Luther King Hospital, Drew University, and the King/Drew Magnet High School can serve as a stimulus for economic development. The Commission's goals, projects, and expenditures targeted at

compatibility with the medical complex are intended to spur additional investment in the Willowbrook community leading to further employment opportunities. Several new planning efforts are underway to create Willowbrook as a “Health Community”.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission’s major funding source, CDBG funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission’s secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to accurately estimate for the five-year period. The Commission will continue to explore alternative sources of financing including partnerships to leverage public funds with private investment. The Commission will adapt its programs and specific implementation projects and methods based upon economic conditions during the life of this Implementation Plan and the financial resources available to the Commission at any given time. The estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

The Commission will continue to focus its efforts within the next five years on continuing business attraction and retention programs and projects that are consistent with expressed community goals. In addition, the Commission will fund programs to develop affordable housing and provide for residential rehabilitation. Housing projects are detailed in Section VII.

Urban Land Institute – Los Angeles

As requested the by the Second Supervisorial District, the Urban Land Institute of Los Angeles undertook a planning study focused on transforming the Martin Luther King Hospital campus and surrounding community into an urban community health center of excellence with educational and mixed-uses. This is consistent with the Second District’s goal to re-open a new and outstanding hospital and to leverage this investment to improve community services, health and economic development. The study results are expected to be released in late 2009.

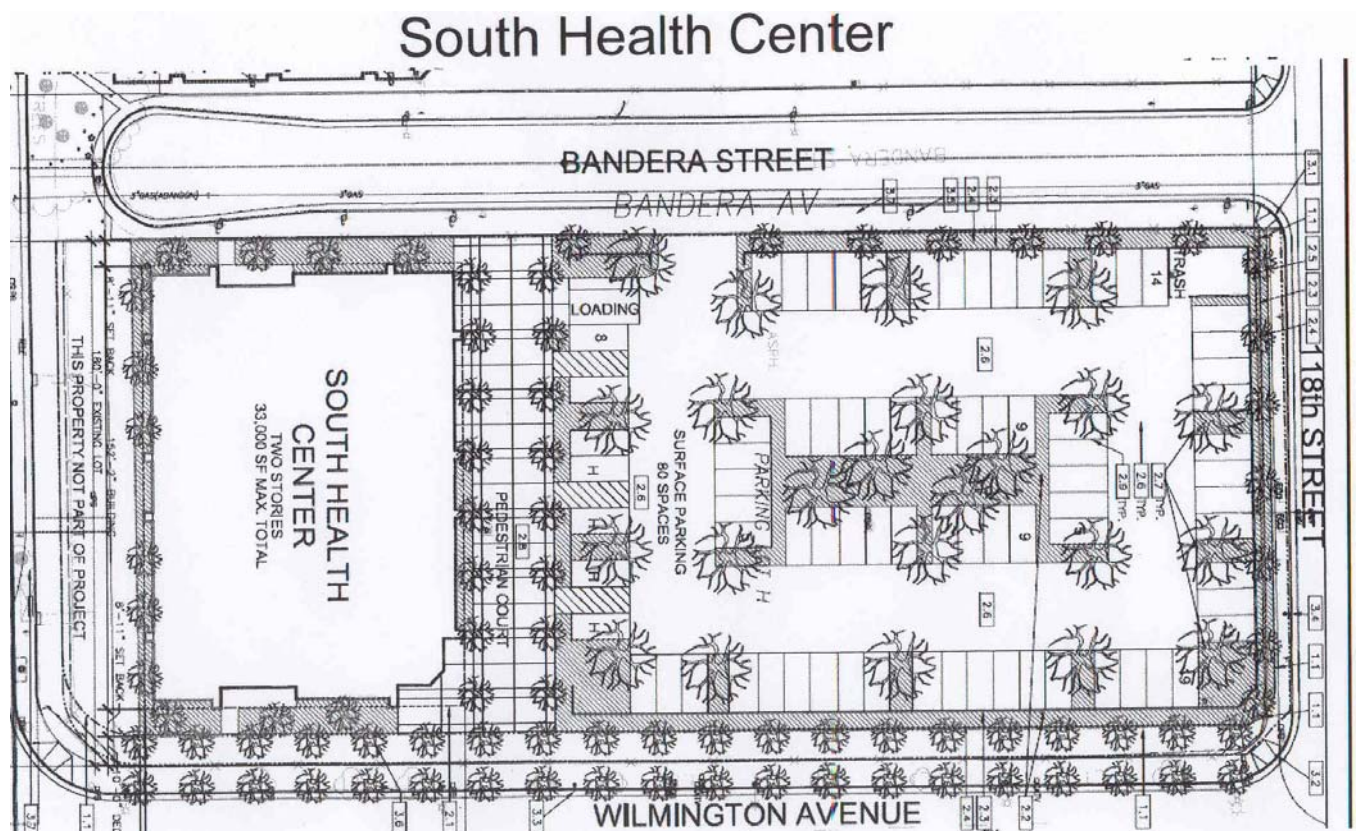
Martin Luther King Hospital

Master planning is underway by the County for a new 120-bed hospital and related services to replace the existing facility. This planning study of the existing hospital campus will be integrated into plans for the surrounding Health Community. The County has pledged over \$300 million for the new hospital.

This facility is the anchor for the Project Area, and is directly responsible for several thousand jobs and critical health care services to the surrounding region.

Los Angeles County South Health Center Project

The Los Angeles County South Health Center (SHC) Project is a proposed public health facility to be constructed on the northwest corner of 120th Street and Wilmington Avenue on Commission-owned property located adjacent to Martin Luther King Hospital. The 33,000 square foot, two-story facility will enable the County Department of Public Health to provide much needed neighborhood community health services for treatment and prevention of communicable diseases such as tuberculosis and sexually transmitted diseases. The project will be made possible through a HUD Section 108 Loan Guarantee of approximately \$10 million and a companion Economic Development Initiative Grant of approximately \$10 million. Construction is to start in March 2010 and be open for services in mid-2011.



Los Angeles County Metropolitan Transportation Authority (Metro) Planning

The Los Angeles County Metropolitan Transportation Authority (Metro) is undertaking a planning effort in the Willowbrook community focused on improving pedestrian access to the Rosa Parks Transit Station. The study is to identify and fund improvements with initial concept designs to be presented in late 2009.

Health Training Academy

To build onto the Health Community theme, the Commission is supportive of efforts by the Community College system to develop a Health Academy to serve the Willowbrook Area and nearby communities. The Health Academy would focus on nursing and other allied health care careers.

Willowbrook Library

Another potential project is a 10,000 square foot library tentatively planned for the northwest corner of Wilmington Avenue and 118th Street across from Kenneth Hahn Plaza on Commission-owned property. The project would replace the current library located in the shopping center. Expenditures for this project are presently estimated at \$10 million.

Kenneth Hahn Plaza Shopping Center

The reduction in services at the Martin Luther King Hospital over the past several years has resulted in a significant drop in area employment and fewer customers for the Kenneth Hahn Plaza. It is the Commission's goal to preserve the viability of the shopping center over time so that it continues to provide needed shopping opportunities to the residents of the community. In this effort, the Commission continues to monitor the operations of Kenneth Hahn Plaza and work with its owner to ensure that the stability of the shopping center is maintained.

Housing Rehabilitation

The Commission is to provide residential rehabilitation assistance to 50 low- and moderate- income property owners over the next five years, at an expected cost of \$1.5 million.

VI. HOW THE COMMISSIONS GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The State's definition of blight was substantially changed in 1994, well after the Willowbrook Redevelopment Project was established in 1977. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

Physical Conditions

- Unsafe Buildings
- Physically Obsolete Structures
- Incompatible Uses Irregular Lots

Economic Conditions

- Low Property Values
- Hazardous Waste
- Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
- Residential Overcrowding
- High Crime Rate
- Infrastructure/Inadequate Public Improvements

These conditions are known to exist in the Project Area. The current plans and projects will directly address blighting influences in the Project Area. The Commission's land assembly program will help to create sites large enough to attract private investment and new development and reduce incompatible land uses, leading to increased employment opportunities.

VII. THE COMMISSION'S LOW- AND MODERATE- INCOME HOUSING PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.3, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) Set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.3, and 33334.6]; 2) Assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413(b)]; and 3) Provide for the replacement of housing units that are

removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The Commission has exceeded all state housing requirements in the Project Area and is committed to further development and rehabilitation of affordable housing.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
2. Develop vacant lots to create new sites for residential uses;
3. Provide a substantial number of housing units for families with low-to moderate-incomes;
4. Provide low interest rehabilitation loans and grants for residential properties, and;
5. Develop affordable replacement housing within four (4) years of demolition from housing stock.

The following goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.6, and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve, and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.6 million in Willowbrook low- and moderate-income housing funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next five years. California's Community Redevelopment law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low-, and moderate-income housing. The amount of tax increment set aside is currently about \$320,000 annually. All housing described in the sections below, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy.

2. Estimate of Housing Production Figures and use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Willowbrook low- and moderate-income housing funds are attached as Tables I and II.
3. Replacement Housing [Section 33413 (a)]. The Willowbrook Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of section 33413 (a) apply to the Project Area, pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate-income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.
4. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the Redevelopment Plan is also subject to the inclusionary housing requirements of 33413(b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

(Note – Currently the Willowbrook Plan's redevelopment authority expires in 2012, but is expected to be amended to expire in 2015)

HOUSING PRODUCTION	2009-10	2010-11	2011-12	2012-13	2013-14
Housing Units to be developed	0	0	0	0	0
Housing Units to be substantially rehabilitated	0	0	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	10	10	10	10	10
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)

PROJECTED ANNUAL DEPOSITS (FISCAL YEAR) LOW- AND MODERATE-INCOME HOUSING FUND	2009-10	2010-11	2011-12	2012-13	2013-14
Annual Deposits (20% Tax Increment deposits)	\$305,549	\$312,022	\$318,623	\$325,357	\$332,226
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0



**FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2009-2014**

**FOR THE WEST ALTADENA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE YEAR IMPLEMENTATION PLAN
FOR THE
WEST ALTADENA REDEVELOPMENT PROJECT AREA
2009 - 2014**

Table of Contents

- I. INTRODUCTION**
- II. INFORMATION ABOUT THE WEST ALTADENA REDEVELOPMENT PROJECT AREA**
- III. GOALS AND OBJECTIVES**
- IV. ACCOMPLISHMENTS IN THE PROJECT AREA**
- V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS**
- VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS**
- VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING COMPLIANCE PLAN**

WEST ALTADENA FIVE YEAR IMPLEMENTATION PLAN 2009 - 2014

I. INTRODUCTION

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs, and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing and will be updated in two and a half years.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the West Altadena Redevelopment Plan (Redevelopment Plan) for the West Altadena Redevelopment Project Area (Project Area) on August 12, 1986. The Commission is the governmental entity responsible for carrying out redevelopment activities in the Project Area until it expires in 2026.

Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in a project area for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within a project area increase due to improvements in the project area. In recent years, the State of California has repeatedly required Education Revenue Augmentation Fund (ERAF) payments to pay for State obligations. The magnitude of ERAF payments varies from year to year, leading to unpredictable availability of resources for development projects in the project area. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax increment generated within the project areas requires the Commission to rely on other sources of revenue to fund activities in the project areas. The major source of funds used in the Project Area is federal Community Development Block Grant (CDBG) funds, which are allocated annually.

The Commission also has the power to acquire property by eminent domain as a last resort for redevelopment. To date, the power of eminent domain has not been used within the Project Area. Currently, the Commission's ability to acquire property through eminent domain expires August 12, 2010.

This Implementation Plan and the community participation process will help guide redevelopment activities within the remaining years of the Redevelopment Plan to assure that priorities are met and that revitalization is achieved. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), CDBG annual budget, design guidelines and standards, land use planning, and community participation. This Implementation Plan was presented to the West Altadena Project Area Committee (WAPAC). The WAPAC acts as a citizen advisory body to the Commission regarding redevelopment and community issues in West Altadena. The Commission works closely with the WAPAC when considering development proposals and seeks the WAPAC's recommendation on all plans and projects in the Project Area when the Commission participates financially.

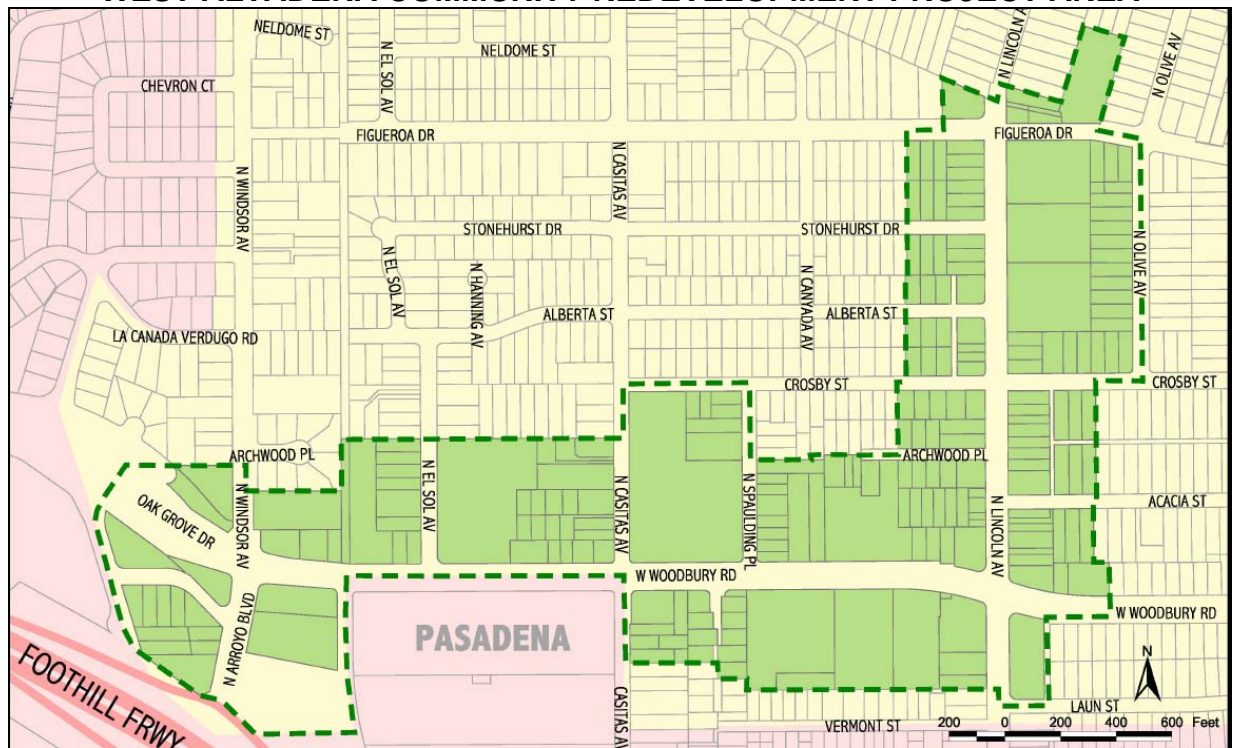
II. INFORMATION ABOUT THE WEST ALTADENA PROJECT AREA

The Project Area is comprised of 80 acres in the western portion of unincorporated Altadena situated between the communities of La Canada-Flintridge and Pasadena (Please see the Project Area map on Page 5). The Project Area encompasses portions of the Lincoln Avenue commercial corridor between Figueroa Drive and Woodbury Road, and the Woodbury Road commercial corridor between Lincoln Avenue and Windsor Avenue. Combined, these two corridors comprise the major commercial corridors in West Altadena. Lincoln Avenue is the primary neighborhood retail corridor. Woodbury Road represents a mix of commercial, light industrial, public and residential uses.

Under California Community Redevelopment law, the Project Area is subject to certain time limits. These limits are subject to change by amendment of the Redevelopment Plan. The Commission is currently in the process of requesting an extension of these deadlines. This extension is allowed as a result of the ERAF payments mentioned above and will change the existing expiration dates as shown in the table below.

<u>WEST ALTADENA PROJECT AREA:</u>	CURRENT EXPIRATION	AMENDED EXPIRATION
-Eminent Domain Authority	8/12/2010	8/12/2010
-Redevelopment Activities	8/12/2026	8/12/2027
-Debt Incurrence	8/12/2026	8/12/2027
-Receipt of Tax Increment (Repayment of Debt)	8/12/2036	8/12/2037

WEST ALTADENA COMMUNITY REDEVELOPMENT PROJECT AREA



III. GOALS AND OBJECTIVES

The following goals and objectives for the Project Area are those contained in the original 1986 Redevelopment Plan:

- A. Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.
- B. Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- C. Remove impediments of land assembly and development through the acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- D. Improve environmental deficiencies.
- E. Encourage the cooperation and participation of owners, businesspersons, and public agencies in the revitalization of the Project Area.
- F. Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.

- G. Achieve an environment reflecting a high level of concern for architectural, landscape and urban design principles appropriate to the objectives of the Redevelopment Plan.
- H. Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- I. Provide opportunities for business park firms to locate their operations in an attractive, safe, and economically sound environment in accordance with the Redevelopment Plan.
- J. Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- K. Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.
- L. Develop safeguards against noise and pollution.
- M. Promote the development of local job opportunities.
- N. Coordinate the revitalization efforts in the Project Area with other public economic development programs in the County.
- O. Provide for opportunities for minority business enterprises to remain, expand, and participate in the redevelopment of the Project Area.

IV. ACCOMPLISHMENTS IN THE PROJECT AREA

Assembly of future development sites

The Commission has acquired thirty-seven properties in the West Altadena Redevelopment Project Area. Of those properties, all existing structures have been demolished and cleared. In particular, the Commission acquired and demolished the Rose Bowl Motel and Laney's Liquor Store, which many viewed as blighting influences within the Project Area. Most of these properties have been used for new development of the Lincoln Crossing project and the Business Technology Center discussed below.

Business Technology Center

The Commission provided financial assistance for the development and operation of the Business Technology Center (BTC). The BTC is a Commission-owned and operated facility for small businesses developing applications in high technology. The BTC now provides space for 39 firms specializing in fields such as fuel cells and biometric

software. Over the past 11 years the BTC has helped to create approximately 1,350 jobs.



Establishment of the West Altadena Project Area Committee

In 2000, the Board of Supervisors of the County of Los Angeles voted to create the West Altadena Project Area Committee (WAPAC), to advise the Commission on redevelopment matters in West Altadena. The WAPAC meets monthly to address redevelopment issues in the West Altadena community. The WAPAC holds elections bi-annually and is composed of residential tenants, residential home owners, business representatives and community groups.

Emerging Planning and Design Principles and Guidelines

The Commission hired the consulting firm MIG to conduct three “Town Hall” meetings in July and August of 2001 to determine the communities’ vision for future development of the Project Area. The document produced from these meetings, “Emerging Planning and Design Principles and Guidelines,” document is meant to provide the Commission, County staff, the West Altadena Project Area Committee, as well as any interested developer, an idea of development that the community would support.

Altadena Lincoln Crossing

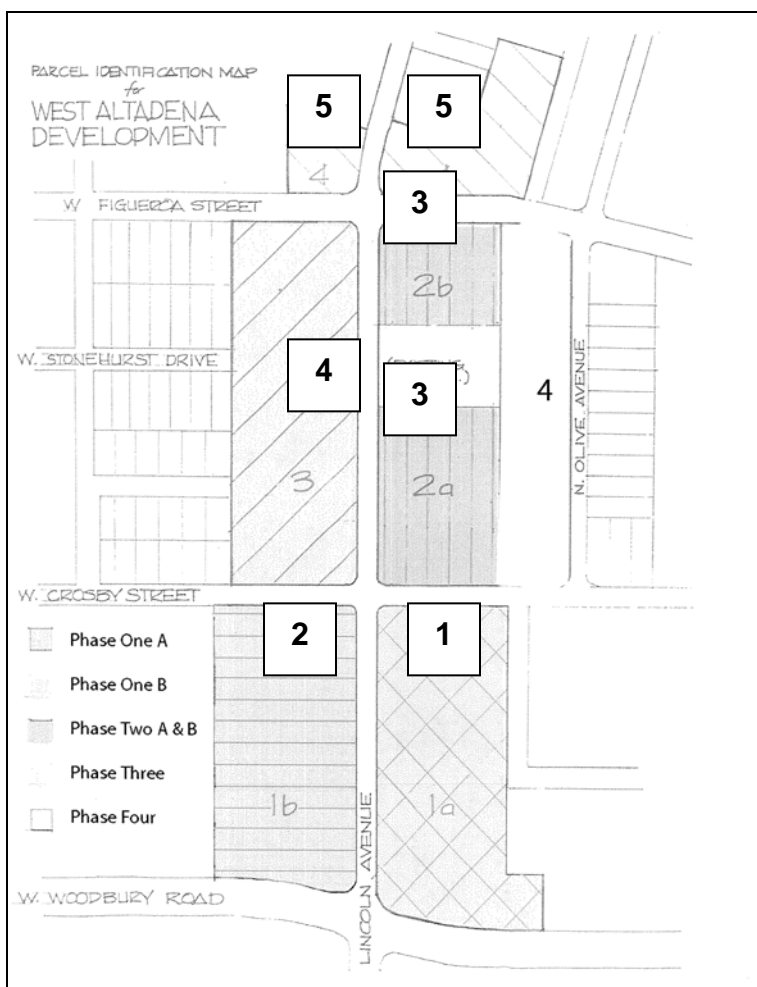
The Commission executed a Disposition and Development Agreement in April 2005 with Altadena Lincoln Crossing, LLC (ALC). ALC is comprised of two development members, DPP Altadena LLC and West Altadena Development Corporation, a 501(c)(3) not for profit organization. The development team proposed a multi-phase, mixed-use

development including a supermarket, fitness center, retail shops, office space, condominium housing, apartments, restaurants, and public plazas.

Construction of the first phase of the five-phase Lincoln Crossing project began in the first quarter of 2005. The purchase price of the Phase I property was \$3,267,000 and the total private development cost is over \$30 million. As of the date of this Implementation Plan four of the five buildings of Phase I of Lincoln Crossing have been constructed.

Phase I of Lincoln Crossing is divided into two sections. The northernmost section is comprised of the anchor tenant Super King Market as well as Panda Express, Bill's Chicken, and a soon to be opened Verizon Store. The southernmost section is anchored by 24 Hour Fitness center and includes Bank of America, 20/10 Vision, Subway, and seven residential market rate rental units. Progress for Phase II of the Lincoln Crossing development has proceeded with the acquisition by the Commission of two residential and two business properties on the western side of Lincoln Avenue.

LINCOLN CROSSING PHASES



The following photos highlight the difference the Commission's redevelopment efforts have made in the community:

LINCOLN CROSSING – PHASE I BEFORE



AFTER



Housing Rehabilitation

The Commission has expended over \$850,000 of low- and moderate-income housing funds over the last five years to rehabilitate homes of low- and moderate-income persons in the Altadena community. Fifty-seven households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

HOUSING REHABILITATION WEST ALTADENA July 1, 2004 through June 30, 2009

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2004	7	\$110,000	3	4	3	0
2005	5	\$95,000	2	3	2	0
2006	15	\$253,113	7	9	6	0
2007	14	\$237,613	8	7	5	2
2008	2	\$29,050	1	1	1	0
2009	14	\$128,473	9	4	5	5

V. PROPOSED PROJECTS, PROGRAMS, AND ESTIMATED EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The proposed projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission and community may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to accurately estimate for the five-year period. The Commission will continue to explore alternative sources of financing including partnerships to leverage public funds with private investment. The Commission will adapt its programs and specific implementation projects and methods based upon economic conditions during the life of this Implementation Plan and the financial resources available to the Commission at any given time. The estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

The Commission will continue to focus its efforts within the next five years on continuing business attraction and retention programs and projects that are consistent with expressed community goals. In addition, the Commission will fund programs to develop affordable housing and provide for residential rehabilitation. Housing projects are detailed in Section VII.

Lincoln Crossing

As stated above, Phase I of the Lincoln Crossing development consists of five buildings located at the northeast corner of the intersection of Lincoln Avenue and Woodbury Road. The expected fifth building will provide office space, east of the 24 Hour Fitness center.

In accordance with the existing DDA, the next phase of redevelopment (Phase II) to be conducted within the Lincoln Crossing development will consist of acquisition of property located on the west side of Lincoln Avenue from Woodbury Road to Crosby Street. As stated above, four properties have been purchased for this next phase. After property acquisition and site preparation of parcels occurs, the following end-uses of the property were initially proposed by ALC:

Phase II – West of Lincoln and South of Crosby

Retail	29,800 sq. ft.
Tech School/Office	30,000 sq. ft.
Restaurant	6,000 sq. ft.
Residential	10 units

In 2008, California voters passed Proposition 99 which states no eminent domain will be used to acquire owner-occupied housing for private development. There are currently five owner-occupied properties in Phase II, and it is difficult to predict if and when acquisition can be completed for the proposed development.

ALC also originally proposed the following for subsequent phases:

Phase III – East side of Lincoln Avenue between Crosby Avenue and Figueroa Drive

Retail and Offices	20,000 sq. ft.
Theater	15,000 sq. ft.
Offices	30,000 sq. ft.

Phase IV – West side of Lincoln Avenue between Crosby Avenue and Figueroa Drive

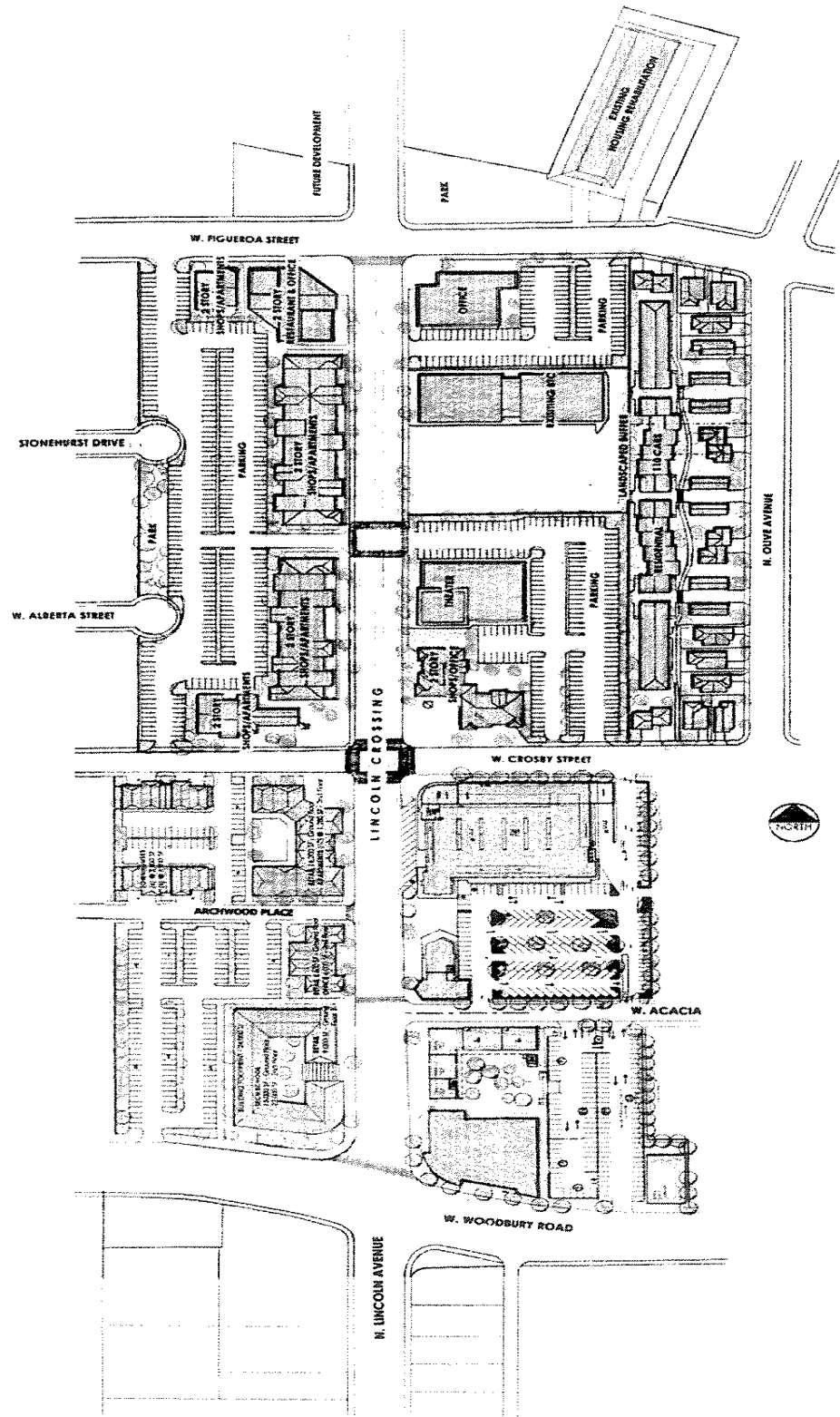
Retail	44,000 sq. ft.
Offices	14,000 sq. ft.
Restaurants	6,000 sq. ft.
Residential	30 units

Phase V – West side of Olive Avenue between Crosby Avenue and Figueroa Drive

Residential 40 units

North side of Figueroa Drive Development or rehabilitation of existing buildings

Artist's rendering
of Lincoln Crossing
commercial
development



Windsor/Woodbury

The Commission plans to continue acquiring properties at the southwest corner of Windsor Avenue and Woodbury Road. Currently, the Commission owns a quarter of the properties located in this area and anticipates restarting an owner participation process. The Commission will continue to work with the WAPAC to select the most suitable developer that evidences a plan consistent with the Redevelopment Plan and the Emerging Planning and Design Principles and Guidelines.

Technical Support

Provide technical assistance to businesses seeking to assemble sites for new development in the Project Area and facilitate owner participation activities for new commercial development. Assistance will also be provided to the WAPAC in the form of office and meeting space at the BTC, as well as administrative support from the Commission for monthly community meetings.

Residential Rehabilitation

The Commission intends to continue its popular residential rehabilitation program to benefit low- and moderate-income residents. The Commission will provide grants of up to \$15,000 for qualified low-income households to repair health and safety violations in their homes in the Project Area. Eligible repairs include roofing, painting, window replacement, fencing, plumbing, electrical, and heating.

VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS, AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The State's definition of blight was substantially changed in 1994, well after the West Altadena Redevelopment Project was established in 1986. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

Physical Conditions

- Unsafe Buildings
- Physically Obsolete Structures
- Incompatible Uses Irregular Lots

Economic Conditions

- Low Property Values
- Hazardous Waste
- Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
- Residential Overcrowding
- High Crime Rate
- Infrastructure/Inadequate Public Improvements

These conditions are known to exist in the Project Area. The current plans and projects will directly address blighting influences in the Project Area. The Commission's land assembly program will help to create sites large enough to attract commercial and business park development leading to increased employment opportunities. Land assembly will also create sites that are large enough to attract private investment and new development and reduce incompatible land uses.

VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.3, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) Set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.3 and 33334.6]; 2) Assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [333413(b)]; and 3) Provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The Commission has exceeded all state housing requirements in the Project Area and is committed to further development and rehabilitation of affordable housing.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
2. Develop vacant lots to create new sites for residential uses;
3. Provide housing units for families with low- to moderate-incomes;
4. Provide low interest rehabilitation loans and grants for residential properties, and;
5. Develop affordable replacement housing within four (4) years of reduction of housing stock.

The following goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.6, and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve, and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$900,000 in West Altadena low- and moderate-income housing funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next five years. California's Community Redevelopment law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low-, and moderate-income housing. The amount of tax increment set aside is currently about \$175,000 annually. All housing described in the sections below, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy.
2. Estimate of Housing Production Figures and use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the West Altadena low- and moderate-income housing funds are attached as Tables I and II.
3. Replacement Housing [Section 33413 (a)]. The West Altadena Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of section 33413 (a) apply to the Project Area, pursuant to which, the Commission is required to replace any dwelling units occupied by persons of low- or moderate-income removed as a part of a redevelopment project within four years of the removal. The Commission shall rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units that have an equal or greater number of bedrooms as the units removed.
4. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the West Altadena Redevelopment Plan is also subject to the inclusionary housing requirements of 33413(b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission and at least fifteen percent (15%) non-Commission developed dwelling units within the Project Area must be made available to persons and families of low- to moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed by the Commission for low- to moderate-income persons or families and forty percent (40%) of the non-Commission developed units for low- to moderate-income persons or families must also be made available and occupied by very low-income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2009-10	2010-11	2011-12	2012-13	2013-14
Housing Units to be developed	0	0	0	7	10
Housing Units To be substantially Rehabilitated	0	0	0	0	0
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	15	0	0	0	0
Housing Units to be Destroyed as result of Redevelopment	1	1	1	1	1

Table II
Annual Housing Program
Section 33490 (a) (2)

Low- and Moderate-Income Housing Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Annual Deposits Projected (20% TI deposit)	\$177,467	\$181,024	\$184,652	\$188,352	\$192,127
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0



**FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2009-2014**

**FOR THE EAST RANCHO DOMINGUEZ
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE YEAR IMPLEMENTATION PLAN
FOR THE
EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT AREA
2009-2014**

Table of Contents

- I. INTRODUCTION**
- II. INFORMATION ABOUT THE EAST RANCHO DOMINGUEZ REDEVELOPMENT PROJECT**
- III. GOALS AND OBJECTIVES**
- IV. ACCOMPLISHMENTS IN THE PROJECT AREA**
- V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS**
- VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS**
- VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN**

EAST RANCHO DOMINGUEZ FIVE YEAR IMPLEMENTATION PLAN 2009 - 2014

I. INTRODUCTION

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs, and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing and will be updated in two and a half years.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Redevelopment Plan for the East Compton Redevelopment Project Area (Redevelopment Plan) on June 26, 1984. The name was subsequently changed to "East Rancho Dominguez Redevelopment Project Area" (Project Area). The Commission is the governmental entity responsible for carrying out redevelopment activities in the Project Area until it expires July 10, 2024.

Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the Project Area for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within a project area increase due to improvements in the project area. In recent years, the State of California has repeatedly required Education Revenue Augmentation Fund (ERAF) payments to pay for State obligations. The magnitude of ERAF payments varies from year to year, leading to unpredictable availability of resources for development projects in project areas. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax

increment generated within project areas requires the Commission to supplement funding with other sources of revenue to fund activities in the project areas.

The other major power of redevelopment is the acquisition of property by eminent domain as a last resort for redevelopment. The power of eminent domain has not used within the Project Area, and the ability to acquire property through eminent domain expired in 1996.

This Implementation Plan will help guide redevelopment activities during the remaining years of the Redevelopment Plan. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, design guidelines and standards, and land use planning.

II. INFORMATION ABOUT THE EAST RANCHO DOMINGUEZ PROJECT AREA

The Project Area is comprised of only 59 acres along South Atlantic Avenue and East Compton Boulevard in unincorporated East Rancho Dominguez up to the borders with the City of Compton (Please see the Project Area map on page 5). Local-serving commercial uses including several automotive repair businesses are located along Atlantic Avenue. A supermarket is located at the southwest corner of Atlantic Avenue and Compton Boulevard.

Under California Community Redevelopment law, the Project Area is subject to certain time limits. These limits are subject to change by amendment of the Redevelopment Plan. The Commission is currently in the process of requesting an extension of these deadlines. This extension is allowed as a result of the ERAF payments mentioned above and will change the existing expiration dates as shown in the table below.

<u>EAST RANCHO DOMINGUEZ PROJECT AREA:</u>	CURRENT EXPIRATION	AMENDED EXPIRATION
-Eminent Domain Authority	Expired	Expired
-Redevelopment Activities	7/10/2024	7/10/2027
-Debt Incurrence	7/10/2024	7/10/2027
-Receipt of Tax Increment (Repayment of Debt)	7/10/2034	7/10/2037

EAST RANCHO DOMINGUEZ PROJECT AREA



III. GOALS AND OBJECTIVES

The following goals and objectives are those in the original Redevelopment Plan.

- Control unplanned growth by guiding new development to meet the needs of the community as reflected in the Redevelopment Plan.
- Retain by means of redevelopment and rehabilitation as many existing businesses as possible.
- Remove impediments of land assembly and development through acquisition and reparcelization of land into reasonably sized and shaped parcels served by an improved street system and improved public facilities.
- Improve certain environmental deficiencies, including among others, the substandard water supply system for fire fighting purposes.
- Encourage the cooperation and participation of owners, business persons, and public agencies in the revitalization of the area.
- Eliminate and prevent the spread of blight and deterioration and to conserve, rehabilitate, and redevelop the Project Area in accordance with the Redevelopment Plan.
- Achieve an environment reflecting a high level of concern for architectural, landscape, and urban design principles appropriate to the objectives of the Redevelopment Plan.
- Promote the economic well-being of the Project Area by encouraging the diversification of its commercial base and of employment opportunities.
- Encourage the development of a commercial and manufacturing environment which positively relates to adjacent land use and to upgrade and stabilize existing commercial uses.
- Provide opportunities for light industrial firms to locate their operations in an attractive, safe and economically sound environment in accordance with the Redevelopment Plan.
- Make provision for a pedestrian and vehicular circulation system which is coordinated with land uses and densities and adequate to accommodate traffic.
- Improve the visual environment of the community, and in particular to strengthen and enhance its image and identity.

- Develop safeguards against noise and pollution.
- Promote the development of local job opportunities.
- Improve the visual character of Atlantic Avenue and Compton Boulevard by the renovation of existing commercial structures in accordance with a consistent implementation of streetscape improvements.

IV. ACCOMPLISHMENTS IN THE PROJECT AREA

BUSINESS REHABILITATION

Dominguez Plaza

The Commission provided rehabilitation assistance through the Community Business Revitalization (CBR) Program for the Dominguez Plaza shopping center at the corner of Atlantic Avenue and Compton Boulevard, a major commercial development in the Project Area. Dominguez Plaza consists of four buildings: Dominguez Food Warehouse is the major anchor for various, smaller retail businesses including a bakery, donut shop, several fast food establishments, a laundromat and other smaller retail businesses. The rehabilitation project consisted of a uniform design of graphics, color and signs, which brightened and identified the shopping center. The exterior improvements also included the installation of new security grilles, lighting, American Disability Act compliant parking and the correction of code violations.



RESIDENTIAL DEVELOPMENT

Casa Dominguez

Located at 15711-15729 South Atlantic Avenue, Casa Dominguez is a large LEED-certified affordable multi-family apartment and family development center.

The apartments consist of 70 affordable units with 10 one bedroom, 26 two bedroom, 24 three bedroom, and 10 four bedroom units. Construction is expected to be completed in February 2010.

The Family Development Center, with its 66-space childcare facility, healthcare center, parent resource center and counseling offices, will provide services at little or no cost to residents and members of the surrounding community.

The child care and parent resource centers will be managed by The Children's Collective, a private non-profit organization that has served South Los Angeles families since 1972. The health care center will be operated by St. John's Well Child and Family Center, a non-profit organization that serves as the primary source of health care for more than 100,000 Los Angeles residents. Case management and supportive services for transition-aged-youth will be provided by United Friends of the Children, a non-profit organization that annually serves 2,000 current and former foster youth. The Los Angeles Urban League's WorkSource Center will provide financial education and job counseling and readiness programs.

The Commission assembled the land for the project and provided development funding for the \$31 million project.



RESIDENTIAL REHABILITATION PROGRAM

The Commission has expended over \$115,000 of low- and moderate-income housing funds over the last five years to rehabilitate homes of low- and moderate-income persons in the East Rancho Dominguez community. Fourteen

households were given grants to repair roofs, plumbing, new windows, driveways, electrical repair, new paint, and façade improvement.

**HOUSING REHABILITATION
EAST RANCHO DOMINGUEZ
June 30, 2004 through June 30, 2009**

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2004	4	\$45,200	2	2	2	0
2005	2	\$20,000	1	0	2	0
2006	2	\$15,000	2	2	0	0
2007	2	\$19,425	2	2	0	0
2008	2	\$17,210	2	1	1	0
2009	2	\$16,935	2	1	1	1



BEFORE



AFTER

V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The proposed projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission and community may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, Community Development Block Grant

(CDBG) funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to accurately estimate for the five-year period. The Commission will continue to explore alternative sources of financing including partnerships to leverage public funds with private investment. The Commission will adapt its programs and specific implementation projects and methods based upon economic conditions during the life of this Implementation Plan and the financial resources available to the Commission at any given time. The estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

Although the Commission will continue its programs to develop affordable housing and provide for residential rehabilitation, the focus of its efforts within the next five years will be on continuing business attraction and retention programs and projects that are consistent with expressed community goals. Housing projects are detailed in Section VII.

Community Business Revitalization

The Commission will provide financial assistance for the rehabilitation of various commercial establishments within the Project Area. The CBR program provides assistance in the form of a grant for the exterior improvements and beautification of commercial properties. The façade improvements include updating the storefront appearance and access as well as correcting building code violations through the replacement of windows, security grilles, doors, lighting, painting and other amenities.

The CBR process involves both project construction funding and technical services including project planning, data collection and marketing, initial design selection, preparation of architectural plans and plan check, preparation of construction documents for contractor bids, awarding of the construction contracts, construction inspection, and final project close out. The technical services support the business and property owners in the process of what are often unique and complex construction projects. It is estimated that the cost of commercial rehabilitation projects over the next five years will be \$800,000.

Acquisition of Blighted Properties

The Commission currently owns two vacant properties at 15610 South Atlantic Boulevard and 4638 East Compton Avenue. Additional blighted properties within the project area will be acquired as they become available with the goal of combining lots to create larger sites for future development. Expenditures for these acquisitions will be dependent on available funding.

The Commission provides ongoing vacant lot weed abatement and landscaping services for the sites it currently owns in the area in preparation for future disposition activities for local community use or private development.

VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The State's definition of blight was substantially changed in 1994, well after the Project Area was established in 1984. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

Physical Conditions

- Unsafe Buildings
- Physically Obsolete Structures
- Incompatible Uses Irregular Lots

Economic Conditions

- Low Property Values
- Hazardous Waste
- Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
- Residential Overcrowding
- High Crime Rate
- Infrastructure/Inadequate Public Improvements

These conditions are known to exist in the Project Area. The current plans and projects will directly address blighting influences in the Project Area. The Commission's land assembly program will help to create sites large enough to attract private investment and new development and reduce incompatible land uses, leading to increased employment opportunities.

VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN

Beyond the requirements of the Commission to comply with Federal funding, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it relates to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.3, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) Set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of

low- and moderate-income housing [33334.3, and 33334.6]; 2) Assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) Provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The Commission has exceeded all state housing requirements in the Project Area and is committed to further development and rehabilitation of affordable housing.

Among the goals and objectives of the Commission, the following will guide the implementation of the affordable housing requirements within the Project Area:

1. Return Project Area land to economic use and new construction;
2. Provide a substantial number of housing units for families with low- to moderate-incomes;
3. Provide low interest rehabilitation loans and grants for residential properties, and;
4. Develop affordable replacement housing within four (4) years of demolition from housing stock.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing. As the amount of tax increment available from the Project Area is generally only \$225,000 per year, the amount of tax increment to be set aside for affordable housing is approximately \$45,000 per year. All housing described in the sections below, which will be financed by the set aside funds, will be subject to the income and affordability requirements of the law, and subject to recorded covenants evidencing such as very low-, or low- and moderate-income and affordability restrictions for the longest feasible time, but not less than the period required by state law and the Commission's policy.

2. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The Commission will complete a 70 unit affordable housing project within the Project Area. The current estimated housing production figures and proposed uses of the East Rancho Dominguez Community Housing Trust Funds are attached as Tables I and II.
3. Replacement Housing [Section 33413 (a)]. The Redevelopment Plan was adopted subsequent to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) apply to the Redevelopment Project, pursuant to which, the Commission is required to replace all dwelling units housing persons and families of low- or moderate-income destroyed or removed as part of a written agreement executed by the Commission within four years following such destruction or removal. Implementation activity by the Commission within the Project Area for the next five years are not planned to result in the removal or destruction of any low- or moderate-income dwelling units, therefore, the replacement housing requirements of Section 33413 will not be applicable.
4. Inclusionary Housing [Section 33413 (b)]. In addition to the replacement housing requirements set forth above in Section 4, the Redevelopment Plan is also subject to the inclusionary housing requirements of 33413 (b), pursuant to which, at least thirty percent (30%) of all new or substantially rehabilitated dwelling units developed by the Commission for low- and moderate-income persons or families and at least fifteen percent (15%) non-Commission developed dwelling units Commission for low- and moderate-income persons or families within the Project Area must be made available to persons and families of low- or moderate-income at affordable housing costs. Moreover, not less than fifty percent (50%) of the dwelling units developed for low- and moderate-income persons or families by the Commission and forty percent (40%) of the non-Commission developed units for low- and moderate-income persons or families must also be made available and occupied by very low- income households. Compliance with all inclusionary housing requirements, to the extent applicable is addressed in this Plan.

Table I
Annual Housing Program
Section 33490 (a) (2)

HOUSING PRODUCTION	2009- 10	2010-11	2011-12	2012-13	2013-14
Housing Units to be developed	70	0	0	0	0
Housing Units to be substantially rehabilitated	0	0	0	0	0
Housing Units to be price restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be otherwise assisted by the Commission	0	0	0	0	0
Housing Units to be destroyed as result of redevelopment	0	0	0	0	0

Table II
Annual Housing Program
Section 33490 (a) (2)

Low- and Moderate-Income Housing Fund	2009-10	2010-11	2011-12	2012-13	2013-14
Annual Deposits (20% Tax Increment deposits)	\$42,110	\$43,168	\$44,246	\$45,346	\$46,468
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0

2009 East Rancho 5 Year Imp Plan 10-27-09



**FIVE YEAR REDEVELOPMENT
IMPLEMENTATION PLAN
2009-2014**

**FOR THE MARAVILLA
REDEVELOPMENT PROJECT AREA**

**COMMUNITY DEVELOPMENT COMMISSION
OF THE COUNTY OF LOS ANGELES**

**FIVE YEAR REDEVELOPMENT IMPLEMENTATION PLAN
FOR THE
MARAVILLA REDEVELOPMENT PROJECT AREA
2009 - 2014**

Table of Contents

- I. INTRODUCTION**
- II. INFORMATION ABOUT THE MARAVILLA REDEVELOPMENT PROJECT AREA**
- III. GOALS AND OBJECTIVES**
- IV. RECENT ACCOMPLISHMENTS IN THE PROJECT AREA**
- V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS**
- VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL HELP ELIMINATE BLIGHTING CONDITIONS**
- VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN**

MARAVILLA FIVE YEAR IMPLEMENTATION PLAN 2009 - 2014

I. INTRODUCTION

This Implementation Plan has been prepared to comply with Section 33490 of the California Community Redevelopment Law which requires that California redevelopment agencies adopt five-year implementation plans that contain the specific goals and objectives for the redevelopment program within established redevelopment project areas, show how proposed projects, programs, and expenditures will eliminate blight, and state how the redevelopment requirements for low- and moderate-income housing will be met. This Implementation Plan may be amended at any time after a public hearing and will be updated in two and half years.

The Community Development Commission of the County of Los Angeles (Commission) acts as the redevelopment agency within designated redevelopment project areas in the unincorporated areas of the County. The Board of Supervisors of the County of Los Angeles, as the legislative body approving redevelopment plans for project areas in unincorporated areas of the County, adopted the Maravilla Community Redevelopment Plan (Redevelopment Plan) for the Maravilla Community Redevelopment Project Area (Project Area) on February 20, 1973. The Commission is the governmental entity responsible for carrying out redevelopment activities in the Project Area until it expires on February 20, 2013.

Redevelopment activities authorized by the Redevelopment Plan in accordance with California Community Redevelopment Law include working with the community to formulate goals, objectives, programs, and plans for future improvements; assembling land; clearing land for new development; relocating residents and businesses that are displaced by Commission actions; rehabilitating buildings; installing or upgrading public infrastructure and facilities; constructing and rehabilitating low- and moderate-income housing; selling or leasing land; and entering into agreements with property owners or developers to redevelop specific properties.

One of the major tools of redevelopment agencies is the ability to receive tax increment for use in the project areas for commercial, industrial and public facilities development and for affordable housing. Tax increment is generated when the property taxes collected within a project area increase due to improvements in the project area. In recent years, the State of California has repeatedly required Education Revenue Augmentation Fund (ERAF) payments to pay for State obligations. The magnitude of ERAF payments varies from year to year, leading to unpredictable availability of resources for development projects in project areas. Although the Commission's ability to receive tax increment revenues is vital to carrying out projects and programs, the limited amount of tax increment generated within project areas requires the Commission to rely on other sources of revenue to fund activities in the project areas.

The other major power of redevelopment is the acquisition of property by eminent domain as a last resort for redevelopment. The ability to acquire property through eminent domain in Maravilla expired in 1998.

This Implementation Plan will help guide redevelopment activities during the remaining years of the Redevelopment Plan. This Implementation Plan is only part of the Commission's planning efforts. Other planning efforts include the Consolidated Plan (a federal requirement), the Community Development Block Grant (CDBG) annual budget, design guidelines and standards, and land use planning.

II. INFORMATION ABOUT THE MARAVILLA PROJECT AREA

The Project Area is comprised of 216 acres generally north and east of the intersection of the 710 and 60 Freeways in unincorporated East Los Angeles, bounded by the cities of Los Angeles, and Monterey Park. The area is primarily a mix of residential, commercial, and public uses (Please see the Project Area map on Page 6).

Under California Community Redevelopment law, the Project Area is subject to certain time limits. These limits are subject to change by amendment of the Redevelopment Plan. The Commission is currently in the process of requesting an extension of these deadlines. This extension is allowed as a result of the ERAF payments mentioned above and will change the existing expiration dates as shown in the table below.

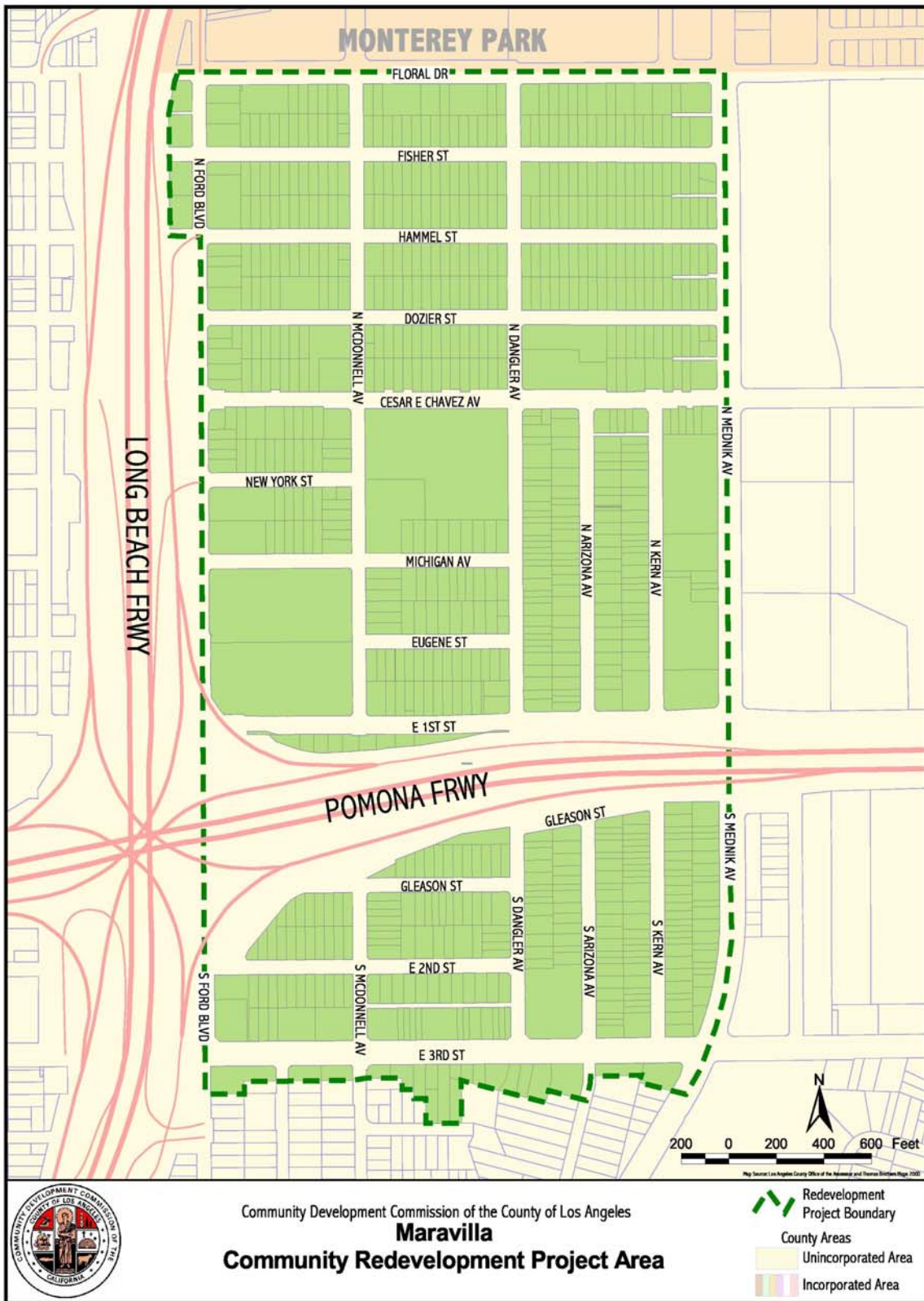
MARAVILLA PROJECT AREA:	CURRENT EXPIRATION	AMENDED EXPIRATION
-Eminent Domain Authority	Expired	Expired
-Redevelopment Activities	2/20/2013	2/20/2016
-Debt Incurrence	2/20/2013	2/20/2016
-Receipt of Tax Increment (Repayment of Debt)	2/20/2013	2/20/2016

III. GOALS AND OBJECTIVES

The following are based on the original goals and objectives set forth in the Redevelopment Plan.

- Achieve an optimal balance and harmonious land-use configuration in accordance with the revealed needs and preferences of the residents of the Maravilla community.

- To eliminate, prevent and discourage the promulgation of blight conditions and encourage conservation, preservation, rehabilitation, and development of the Project Area to the extent permitted by law, and as specified in this Plan.
- Eradicate negative environmental influences and deficiencies.
- To seek and achieve a physical environment that reflects and accentuates the architecture-landscaping attributes inherent to the Mexican Culture.
- The preservation and enhancement of historical landmarks.
- Eliminate encumbrances to land disposition, conservation, and/or development in clearance areas through assembly of land into standard sized and shaped parcels by improved street system and adequate public facilities strategically located in the Project Area.
- The removal of structurally substandard buildings to permit the land resource in the Project Area to be devoted to its highest and best use by new construction through the acquisition of land.
- Provision of a substantial number of housing units of low- and moderate cost on land to be disposed or for residential purposes



IV. ACCOMPLISHMENTS IN THE PROJECT AREA

ECONOMIC DEVELOPMENT PROJECTS

East Los Angeles Civic Center Plaza



Completed in 2003, the East Los Angeles Civic Center Plaza has approximately 30,000 square feet of office and retail space. This development is designed to compliment the East Los Angeles Civic Center and the East Los Angeles Sheriff Station across the street. The Civic Center Plaza is a result of an Owner Participation Agreement between Mukai Maravilla LLC and the Commission. The Commission provided \$1,676,000 in land assembly, relocation, demolition, and off-site improvements.

Chavez-Mednik Commercial Center



The Chavez-Mednik Commercial Center is a 24,738 square foot project located on the southwest corner of Cesar Chavez Avenue and Mednik Avenue. The project includes 8,722 square feet of building space with 35 on-site and 24 off-site parking spaces. On April 15th, 2008 the Board of Supervisors approved an Owner Participation Agreement between the Commission and Dokhy LLC for the disposition of three Commission-owned parcels to Dokhy LLC for construction of the Center, which was completed in 2009.

Community Business Revitalization Program

The Community Business Revitalization (CBR) program provides grants to property owners for improvements to the exterior of commercial buildings. The Commission also provides design assistance, asbestos testing, and construction management at no cost to owners.

Each property owner contributes \$1,000 of the first \$10,000 for each project. The Commission will contribute \$9,000 of the first \$10,000. Any amount above the first \$10,000, the Commission will contribute 75% and owner 25% of the construction cost up to a maximum Commission contribution of \$50,250. During the period 2005 through 2009, 17 storefronts were renovated in the Project Area.



COMMUNITY AND PUBLIC IMPROVEMENTS

Centro Estrella



Before



After

The Commission assembled the property and constructed the 23,000 square foot two-story Centro Estrella building and separate pool facility at the northeast corner of Cesar Chavez Avenue and Dangler Avenue. The center is owned by the Commission and operated by ALMA Family Services and the County Department of Mental Health. Centro Estrella's mission is to promote the quality of life of families and individuals with special needs including those with an emotional, physical and or developmental disability by:

- providing quality community based integrated support services.
- advocating for the rights and responsibilities of persons with special needs.
- working with business and civic associations and local, state and federal officials to increase knowledge of the abilities and contributions of individuals with special needs.

Centro Estrella provides disabled children, their families and the community at large with much needed services such as: family and peer support, an aquatics program, an after school program and childcare services.

Cesar Chavez Avenue Pedestrian Lights

The County has completed the installation of a new decorative street lighting system on Cesar Chavez Avenue between Ford Boulevard to Mednik Avenue. The new decorative pedestrian and roadway lighting system consists of 37 double arms, 200 watt King Luminaries mounted on 15 foot Corsican poles.

The Community Development Commission provided \$400,000 in Maravilla Tax Increment Funds and \$200,000 in CDBG funds for the removal of the old street lights, installation of the new lights and annual operation and maintenance. The installation was finished on August 29, 2008.

COMMISSION RESIDENTIAL REHABILITATION PROGRAM

From July 1, 2006 through June 30, 2008, the Commission's Housing Development and Preservation Division provided grants of up to \$15,000 to rehabilitate the homes of qualified low- and moderate-income residents in the Project Area. Eligible repairs include roofing, painting, window replacement, fencing, plumbing, electrical, and heating. A total of 60 homes were rehabilitated, including 15 homes occupied by senior citizens.

COMMISSION HOUSING REHABILITATION MARAVILLA

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2006	28	\$529,560	7	2	7	19
2007	32	\$482,577	8	7	13	12



VOLUNTEERS OF EAST LOS ANGELES RESIDENTIAL REHABILITATION

The Commission also provides funds to the Volunteers of East Los Angeles from the Project Area's housing funds to conduct rehabilitation of homes for low income residents of the project area at no cost to the homeowner. A total of 28 homes have been rehabilitated under this program over the past five years, including the homes of 17 senior and 15 extremely low income households.

VOLUNTEERS OF EAST LOS ANGELES MARAVILLA HOUSING REHABILITATION

Project Year	Number of Units Completed	Monies Spent	Number of Seniors Assisted	Income Category Extremely Low	Income Category Low	Income Category Moderate
2005	4	\$25,000	4	0	4	0
2006	5	\$25,000	4	3	2	0
2007	6	\$35,000	4	4	2	0
2008	7	\$35,000	3	3	4	0
2009	6	\$49,000	2	5	1	0

V. PROPOSED PROJECTS, PROGRAMS AND EXPENDITURES WITHIN THE NEXT FIVE YEARS

This Implementation Plan and the projects listed below are designed to eliminate physical and economic blight by establishing a comprehensive redevelopment strategy as a catalyst for community development within the Project Area. The proposed projects and programs are not intended in any way to pre-approve or limit projects or activities the Commission and community may seek to finance or carry out during the term of the Redevelopment Plan.

The completion of these planned projects and programs is contingent on the ability of the Commission to secure adequate funding for redevelopment efforts. The Commission's major funding source, CDBG funds, is allocated by the U.S. Department of Housing and Urban Development (HUD) on an annual basis, and is not certain for subsequent years, let alone for a five-year horizon. Additionally, the Commission's secondary source of revenues, property tax increment, is allocated to the Commission annually based on the amount of increase in property taxes generated within the Project Area, and is also difficult to accurately estimate for the five-year period. The Commission will continue to explore alternative sources of financing including partnerships to leverage public funds with private investment. The Commission will adapt its programs and specific implementation projects and methods based upon economic conditions during the life of this Implementation Plan and the financial resources available to the Commission at any given time. The estimates included in this Implementation Plan are not binding on the Commission and are listed for planning purposes only.

The Commission will continue to focus its efforts within the next five years on continuing business attraction and retention programs and projects that are consistent with expressed community goals. In addition, the Commission will fund programs for residential rehabilitation. Housing projects are detailed in Section VII.

Land Assembly for Future Development

Commission land assembly and public/private development projects serve as catalysts for private investment, eliminate blighting conditions, and put underutilized parcels to productive use. These efforts bring visitors to the Project Area creating a cycle of economic growth that serves to reverse decline and blight.

The Commission will seek to acquire additional parcels on Third Street and Cesar Chavez Avenue for future commercial development.

East Los Angeles Transit Oriented District

A major planning process is currently underway by the Department of Regional Planning (DRP) and its consultants to create a specific plan along the route of the Gold Line through East Los Angeles that includes stations at Indiana, Maravilla, the

East Los Angeles Civic Center and Atlantic. The result of this process may be the recommendation of the formation of a new redevelopment project area or expansion of the existing Project Area. Completion of the planning study is expected in 2010.

Commercial Business Revitalization Program

The Commission will continue its program of grants to businesses for the purposes of storefront improvements and façade treatments. This program assists commercial property owners in improving their properties, encourages restoring, modernizing and improving the facades of commercial structures to enhance the attractiveness and visibility of the Project Area. Typical improvements include paint, signage, lighting awnings, window and door replacement, limited parapet additions, finishes and decorative features designed to highlight building characteristics.

Parking Lots

The Commission continues to lease and maintain parking lots on Ford Avenue at Cesar Chavez Avenue to benefit businesses in the area. The parking lots provide over 100 spaces.

Residential Rehabilitation

The Commission intends to continue its popular residential rehabilitation program to benefit low- and moderate-income residents. The Commission will provide grants of up to \$15,000 for qualified low-income households to repair health and safety violations in their homes in the Project Area. Eligible repairs include roofing, painting, window replacement, fencing, plumbing, electrical, and heating.

VI. HOW THE COMMISSION'S GOALS AND OBJECTIVES, PROJECTS, PROGRAMS AND EXPENDITURES WILL ELIMINATE BLIGHTING CONDITIONS

The State's definition of blight was substantially changed in 1994, well after the Maravilla Redevelopment Project was established in 1973. Under the current law (California Health and Safety Code Sections 33030 and 33031), blighting conditions can be summarized as follows:

Physical Conditions

- Unsafe Buildings
- Physically Obsolete Structures
- Incompatible Uses Irregular Lots

Economic Conditions

- Low Property Values
- Hazardous Waste

- Economically Obsolete (High business vacancies, abandoned buildings, excessive vacant lots, etc.)
- Residential Overcrowding
- High Crime Rate
- Infrastructure/Inadequate Public Improvements

These conditions are known to exist in the Project Area. The current plans and projects will directly address blighting influences in the Project Area.

The Commission's land assembly program will help to create sites large enough to attract commercial development leading to increased employment. Land assembly will also create sites that are large enough to attract private investment and new development and reduce incompatible land uses.

VII. THE COMMISSION'S LOW- AND MODERATE-INCOME HOUSING PLAN

Beyond the requirements of the Commission to comply with Federal regulations, the Commission must comply with the California Community Redevelopment Law for preservation and enhancement of the community's supply of low- and moderate-income housing as it related to each of the established project areas.

The Implementation Plan must explain how the goals and objectives, projects and expenditures will implement the requirements of Sections 33334.3, 33334.6 and 33413 of the Community Redevelopment Law. These sections relate to the Commission's requirement to: 1) Set aside 20 percent of the Project Area's tax increment revenues to increase, improve and preserve the community's supply of low- and moderate-income housing [33334.3, and 33334.6]; 2) Assure that certain portions of new housing units developed with assistance by the Commission be provided to very low-, low- and moderate-income persons [33413(b)]; and 3) Provide for the replacement of housing units that are removed from the low- and moderate-income housing stock through the Commission's activities [33413(a)].

The Commission has exceeded all state housing requirements in the Project Area and is committed to further rehabilitation of affordable housing.

In addition, subject to consultation with the Maravilla Community Advisory Committee (CAC), the Commission will consider affordable housing opportunities within the Area to:

1. Return Project Area land to economic use and new construction;
2. Develop vacant lots to create new sites for residential uses;
3. Provide housing units for families with low- to moderate-incomes;

4. Develop affordable replacement housing as soon as possible within the required four (4) years of demolition from housing stock.

These goals and objectives, projects and expenditures will implement the affordable housing requirements of Sections 33334.2, 33334.6 and 33413 of the California Community Redevelopment Law as follows:

1. Increase, Improve and Expand the Supply of Low- and Moderate-Income Housing [Sections 33334.2 and 33334.6]. The housing to be developed and rehabilitated as described above will utilize approximately \$1.6 million in Maravilla Community Housing Trust funds to increase, improve and expand the community's supply of low- and moderate-income housing over the next five (5) years. California's Community Redevelopment Law requires that an amount equal to 20% of tax increment generated by a project area must be set aside for the specific purpose of increasing or improving the community's supply of very low-, low- and moderate-income housing.
2. Estimate of Housing Production Figures and Use of Low- and Moderate-Income Housing Fund [Section 33490 (a)]. The current estimated housing production figures and proposed uses of the Maravilla Community Housing Trust Funds are attached as Tables I and II.
3. Replacement Housing [Section 33413 (a)]. The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413. Therefore, the replacement housing provisions of Section 33413 (a) do not apply to the Maravilla Redevelopment Project.
4. Inclusionary Housing [Section 33413 (b)]. The Maravilla Redevelopment Plan was adopted prior to January 1, 1976, the effective date of Section 33413. Therefore the replacement housing provisions of Section 33413 (b) do not apply to the Maravilla Redevelopment Project.

Table I
Annual Housing Program*
Section 33490 (a)(2)

HOUSING PRODUCTION	2009-10	2010-11	2011-12	2012-13	2013-14
Housing Units** to be developed	0	0	0	0	0
Housing Units To be substantially Rehabilitated	0	0	0	0	0
Housing Units to be Price Restricted (through acquisition of price restriction covenants for existing housing)	0	0	0	0	0
Housing Units to be Otherwise Assisted By the Commission	8	8	8	8	8
Housing Units to be Destroyed as result of Redevelopment***	0	0	0	0	0

*Total housing program including Housing Trust Funds and other funding sources.

**Infill housing development.

***Although the Commission is not required to comply within the replacement housing obligation, the Commission has fulfilled its replacement housing obligations through extensive development of low- and moderate-income housing.

Table II
Annual Housing Program
Section 33490 (a)(2)

LOW- AND MODERATE- INCOME HOUSING FUND	2009-10	2010-11	2011-12	2012-13	2013-14
Annual Deposits Projected (20% TI deposits)	\$313,059	\$319,778	\$326,630	\$333,620	\$340,750
Funds to be spent or committed annually to pay debt service on bonds used for affordable housing	0	0	0	0	0
Funds to be transferred to housing authority or another public entity	0	0	0	0	0